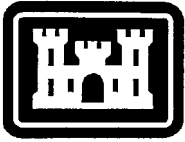


PUBLIC NOTICE



**US Army Corps
of Engineers
Kansas City District**

**Permit No. 200400625
Issue Date: March 12, 2004
Expiration Date: April 2, 2004**

21-Day Notice

JOINT PUBLIC NOTICE: This public notice is issued jointly with the Missouri Department of Natural Resources, Water Pollution Control Program. The Department of Natural Resources will use the comments to this notice in deciding whether to grant Section 401 water quality certification. Commenters are requested to furnish a copy of their comments to the Missouri Department of Natural Resources, P.O. Box 176, Jefferson City, Missouri 65102.

APPLICANT: University Golf, Inc.
13249 Pinetree Lake Drive
Chesterfield, Missouri 63017

PROJECT LOCATION (As shown on the attached drawings): On 620 acres of land located 2.5 miles east of Missouri Highway 63 in Columbia, Missouri, and north of State Route WW in Sections 14, 15, 22 and 23, Township 48 north, Range 12 west, Boone County, Missouri. Regulated impacts are located in South Fork of Grindstone Creek, one adjacent wetland and five unnamed tributaries to South Fork of Grindstone Creek. Impacts in other waters not regulated by the authority noted below include one isolated wetland and 16 isolated ponds. (MILLERSBURG QUADRANGLE)

AUTHORITY: Section 404 of the Clean Water Act (33 USC 1344).

ACTIVITY (As shown on the attached drawings): **Proposed:** The project is known as Missouri Tiger Golf Club, which will feature a proposed golf course community consisting of an 18-hole golf course, hotel, commercial center, plus single-family and multi-family residential housing. The development will require the discharge of soil to rehabilitate existing impoundments and construct residential lots, rock and erosion control mats for streambank stabilization, and concrete and high density pipes for road crossings and lot construction into six regulated streams, one regulated wetland, one isolated wetland and 16 isolated ponds.

Regulated activities in South Fork of Grindstone Creek include installing three stream crossings, each containing a concrete triple cell box culvert, during construction of a community road. The three culverts individually measure 145-feet-long by 30-feet-wide by 8-feet-tall, 120-feet-long by 30-feet-wide by 8-feet-tall and 135-feet-long by 30-feet-wide by 8-feet-tall. Approximately 55 cubic yards of riprap will be discharged at the upstream and downstream ends of each culvert for bank protection and energy dissipation. Utility lines will be buried perpendicular to the stream by trench excavation at eight locations in the stream. In addition, approximately 3,825 linear feet of stream's banklines, both left and right descending banks, will be excavated to form a new bank slope in areas where the stream traverses the proposed golf course. The banks of the stream will be reshaped using a trackhoe excavator to create 1 vertical by 2 horizontal and 3 horizontal backslopes. Vegetation will be established on all disturbed banks by seeding with native grasses under erosion control mats. A rock wall will be hand-placed along 400 linear feet of the right descending bank during work to slope of the stream's banklines within the golf course.

Regulated activities in five unnamed tributaries to South Fork of Grindstone Creek (labeled A, B, C, G and H on the accompanying plan view drawing) include the following: installation of buried utility lines across Tributary A and Tributary B; construction of one road crossing on Tributary B, which will include installation of a 210-foot-long, 5-foot-diameter, reinforced concrete culvert pipe and approximately 55 cubic yards of riprap; redirecting 360 linear feet of Tributary C's stream channel into a 42-inch diameter high density polyethylene pipe buried under a portion of the proposed golf course with an earthen swale over the pipe as an auxiliary overflow; and the discharge of approximately 40 cubic yards of soil added to existing deteriorated pond dams located at a regulated wetland and on Tributary H to increase the size of each dam for the purpose of creating two larger lakes. When repaired, the south dam will measure 200-feet-long by 85-feet-wide (base) by 13-feet-tall and will impound 3.93 acres of water. The footprint of the dam will fill a small wetland and 85 linear feet of stream channel (Tributary H) and will create a lake that inundates approximately 870 linear feet of Tributary G and 680 linear feet of Tributary H. The north dam will measure 450-feet-long by 90-feet-wide (base) by 16-feet tall and will impound 3.64 surface acres of water, inundating two isolated abandoned farm ponds. Water will circulate between the two lakes using a system that will allow gravity flow from the north (upstream lake) to the south (downstream) lake through 690 feet of a stream channel (Tributary H), excavated to deepen and widen, and will provide mechanical uplift back to the north lake through use of a wet well sump containing a vertical turbine capable of driving water at 400-600 gallons per minute through a 8-inch to 10-inch high density polyethylene pipe installed between the two lakes.

WETLANDS: Approximately 0.41 acres of regulated wetlands will be impacted during construction of the lake proposed on Tributary G. Approximately 0.15 acres of isolated wetlands will be impacted by construction of the golf course. Isolated wetlands are not regulated under the authority of the Clean Water Act as described above.

OTHER WATERS: 16 farm ponds at this site, determined isolated from regulated waters of the United States, will be impacted by this development.

APPLICANT'S STATED PURPOSE: Develop a varying residential community featuring an 18-hole golf course and two aesthetic lakes to meet demands for housing combined with private recreational opportunities near Columbia, Missouri.

ADDITIONAL INFORMATION: Additional information about this application may be obtained by writing Mr. James A. Ptacek, Missouri State Regulatory Office, 221 Bolivar Street, Suite 103, Jefferson City, Missouri 65101 or telephone 573-634-2248, ext. 105 (FAX 573-634-7960 - email: james.a.ptacek@usace.army.mil). All comments to this public notice should be directed to the above address.

CULTURAL RESOURCES: Kansas City District will comply with the National Historic Preservation Act of 1966 and 36 CFR 800. We have checked the National Register of Historic Places and the Federal Register and no property listed in the Register or proposed for listing is located in the permit area. This is the extent of our knowledge about historic properties in the permit area at this time. However, we will evaluate input by the State Historic Preservation Officer and the public in response to this public notice, and we may conduct or require a reconnaissance survey of the permit area to check for unknown historic properties, if warranted. The applicant proposes to avoid impacting a private family cemetery, measuring 50-feet-long by 50-feet-wide, located within the proposed golf course by constructing a fence around the site.

ENDANGERED SPECIES: In compliance with the Endangered Species Act, a preliminary determination has been made that the described work will not affect species designated as threatened or endangered or adversely affect critical habitat. In order to complete our evaluation of this activity, comments are solicited from the U.S. Fish and Wildlife Service and other interested agencies and individuals.

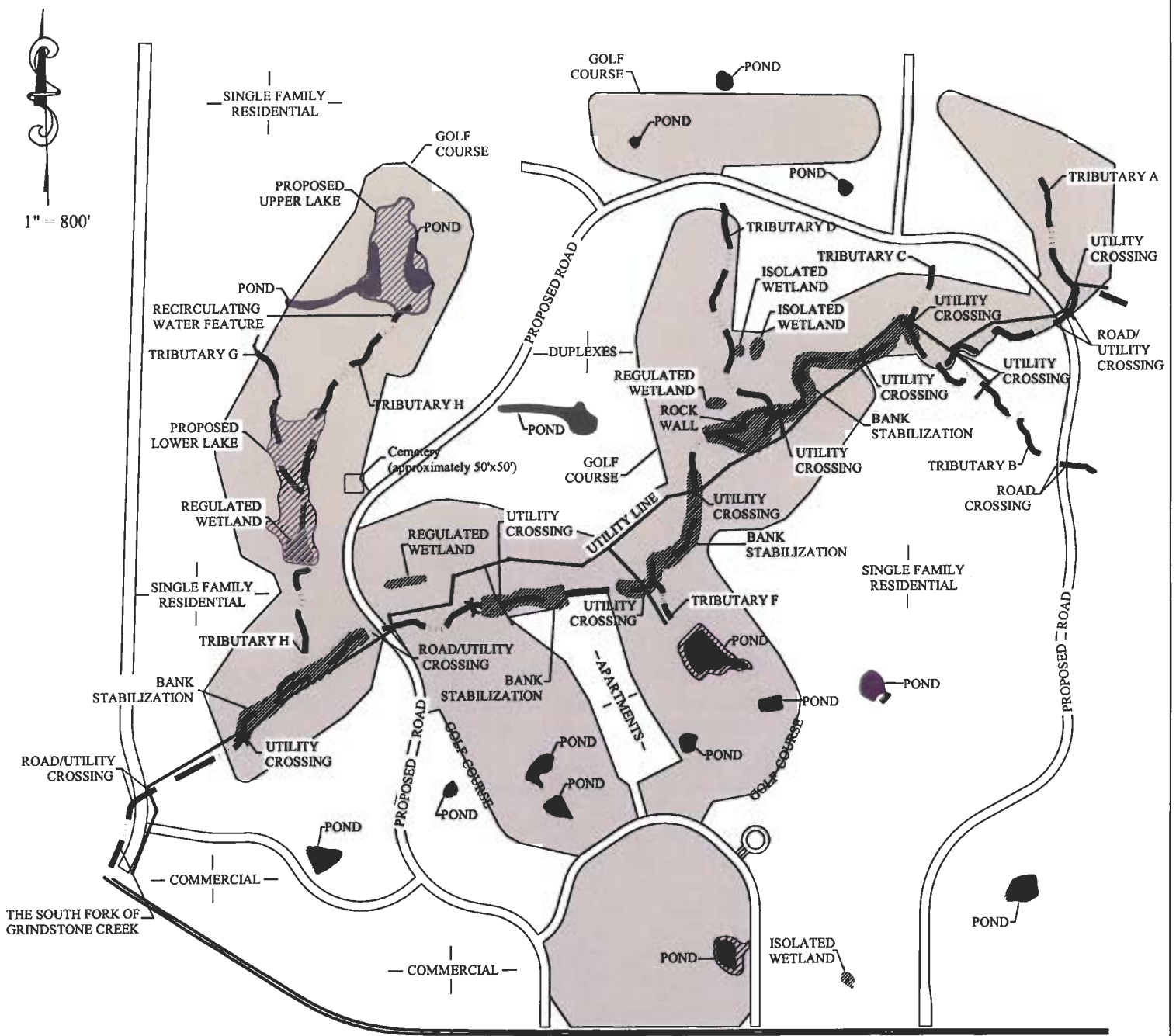
FLOODPLAINS: This activity is being reviewed in accordance with Executive Order 11988, Floodplain Management, which discourages direct or indirect support of floodplain development whenever there is a practicable alternative. By this public notice, comments are requested from individuals and agencies that believe the described work will adversely impact the floodplain.

WATER QUALITY CERTIFICATION: Section 401 of the Clean Water Act (33 USC 1341) requires that all discharges of dredged or fill material must be certified by the appropriate state agency as complying with applicable effluent limitations and water quality standards. This public notice serves as an application to the state in which the discharge site is located for certification of the discharge. The discharge must be certified before a Department of the Army permit can be issued. Certification, if issued, expresses the state's opinion that the discharge will not violate applicable water quality standards.

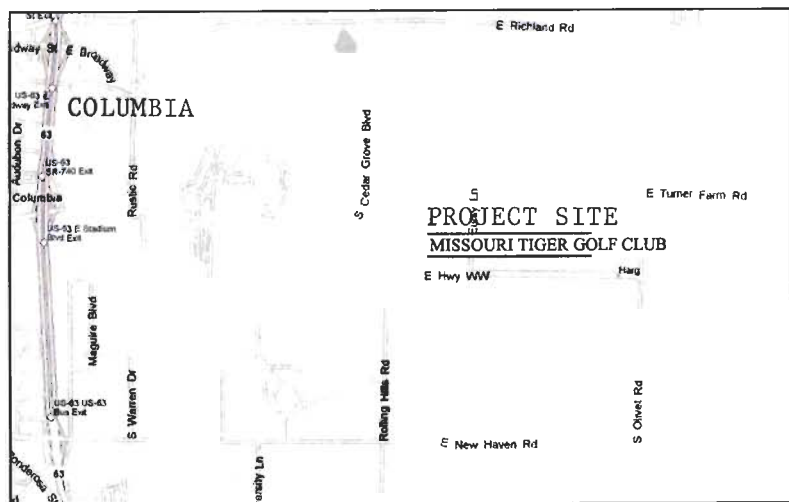
PUBLIC INTEREST REVIEW: The decision to issue a permit will be based on an evaluation of the probable impact including the cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and, in general, the needs and welfare of the people. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act (33 USC 1344). The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COMMENTS: This notice is provided to outline details of the above-described activity so this District may consider all pertinent comments prior to determining if issuance of a permit would be in the public interest. Any interested party is invited to submit to this office written facts or objections relative to the activity on or before the public notice expiration date. Comments both favorable and unfavorable will be accepted and made a part of the record and will receive full consideration in determining whether it would be in the public interest to issue the Department of the Army permit. Copies of all comments, including names and addresses of commenters, may be provided to the applicant. Comments should be mailed to the address shown on page 2 of this public notice.

PUBLIC HEARING: Any person may request, in writing, prior to the expiration date of this public notice, that a public hearing be held to consider this application. Such requests shall state, with particularity, the reasons for holding a public hearing.

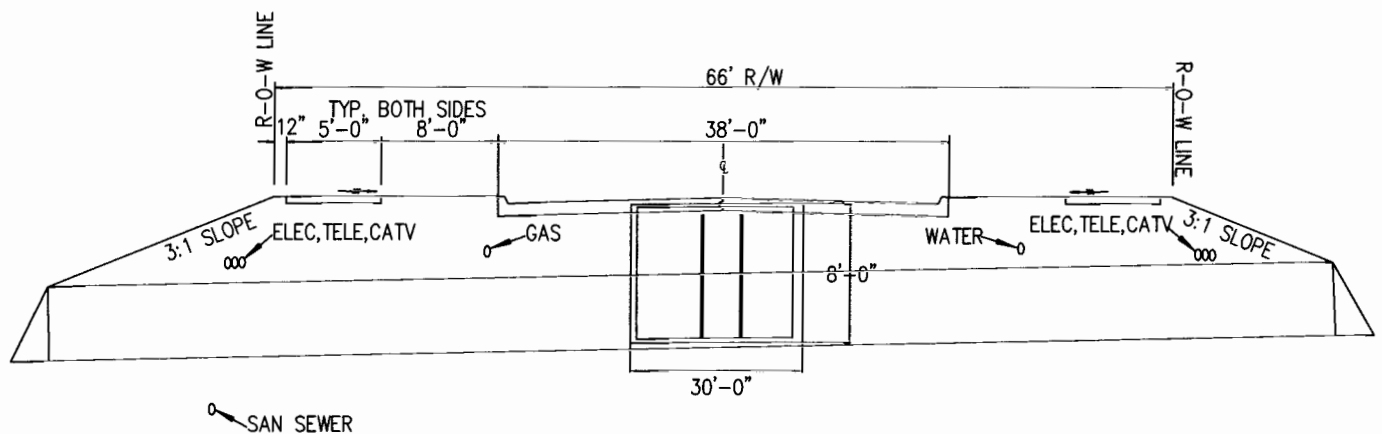


APPLICATION 200400625
 BY UNIVERSITY GOLF, INC.
 FOR MISSOURI TIGER GOLF
 CLUB - A GOLF COURSE
 COMMUNITY
 ON SOUTH FORK OF
 GRINDSTONE CREEK
 BOONE COUNTY, MISSOURI



Location: Sections 14,15,22 & 23, Township 48 north, Range 12 west
 Boone County, Missouri

(a.)



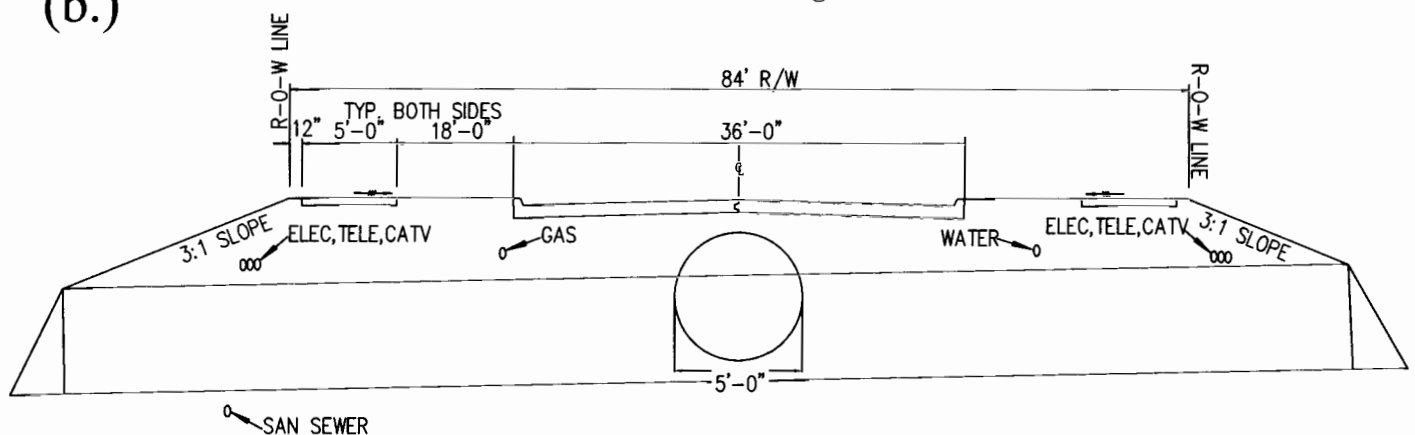
TYPICAL STREET SECTION WITH BOX CULVERT

NOT TO SCALE

APPLICATION NO. 200400625
BY UNIVERSITY GOLF, INC.
FOR MISSOURI TIGER GOLF CLUB
A GOLF COURSE COMMUNITY
ON SOUTH FORK OF GRINDSTONE CREEK
BOONE COUNTY, MISSOURI

Page 2 of 5

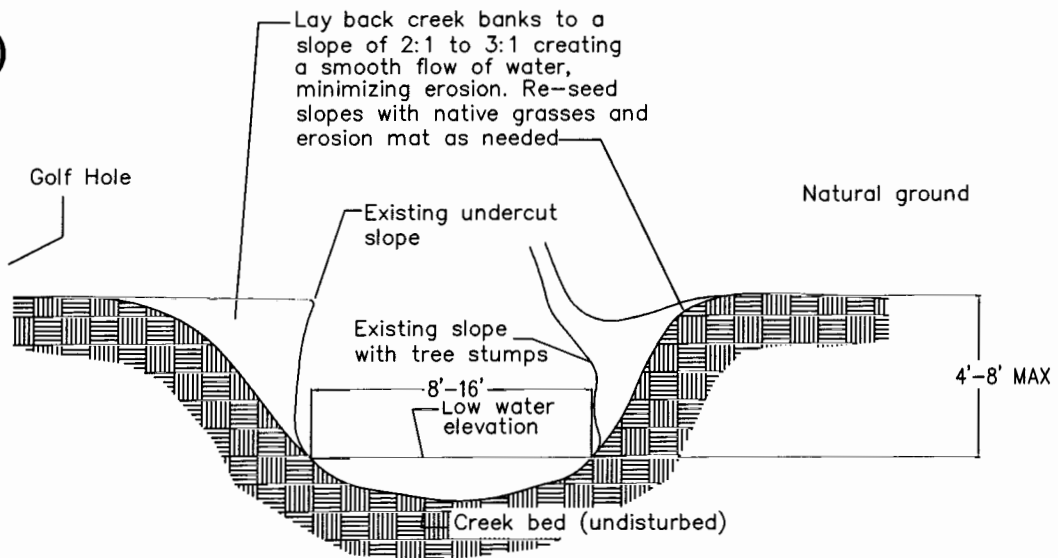
(b.)



TYPICAL STREET SECTION WITH CONCRETE PIPE

NOT TO SCALE

(a.)



Creek Bank Stabilization Detail

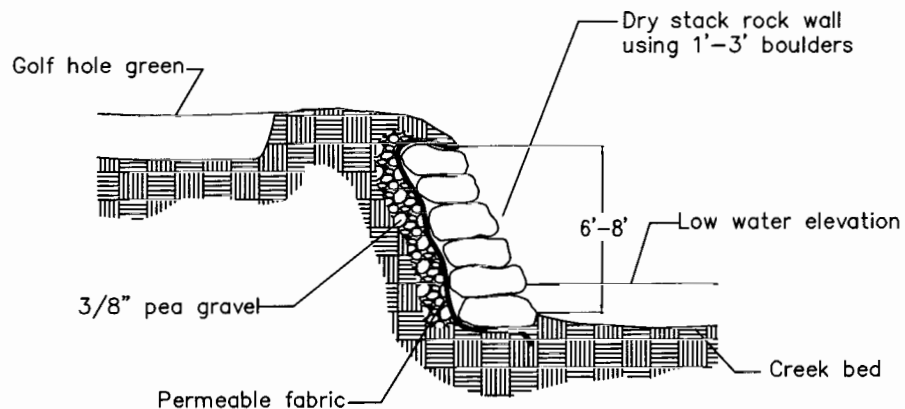
SCALE: N.T.S.

SECTION

APPLICATION NO. 200400625
BY UNIVERSITY GOLF, INC.
FOR MISSOURI TIGER GOLF CLUB
A GOLF COURSE COMMUNITY
ON SOUTH FORK OF GRINDSTONE CREEK
IN BOONE COUNTY, MISSOURI

Page 3 of 5

(b.)

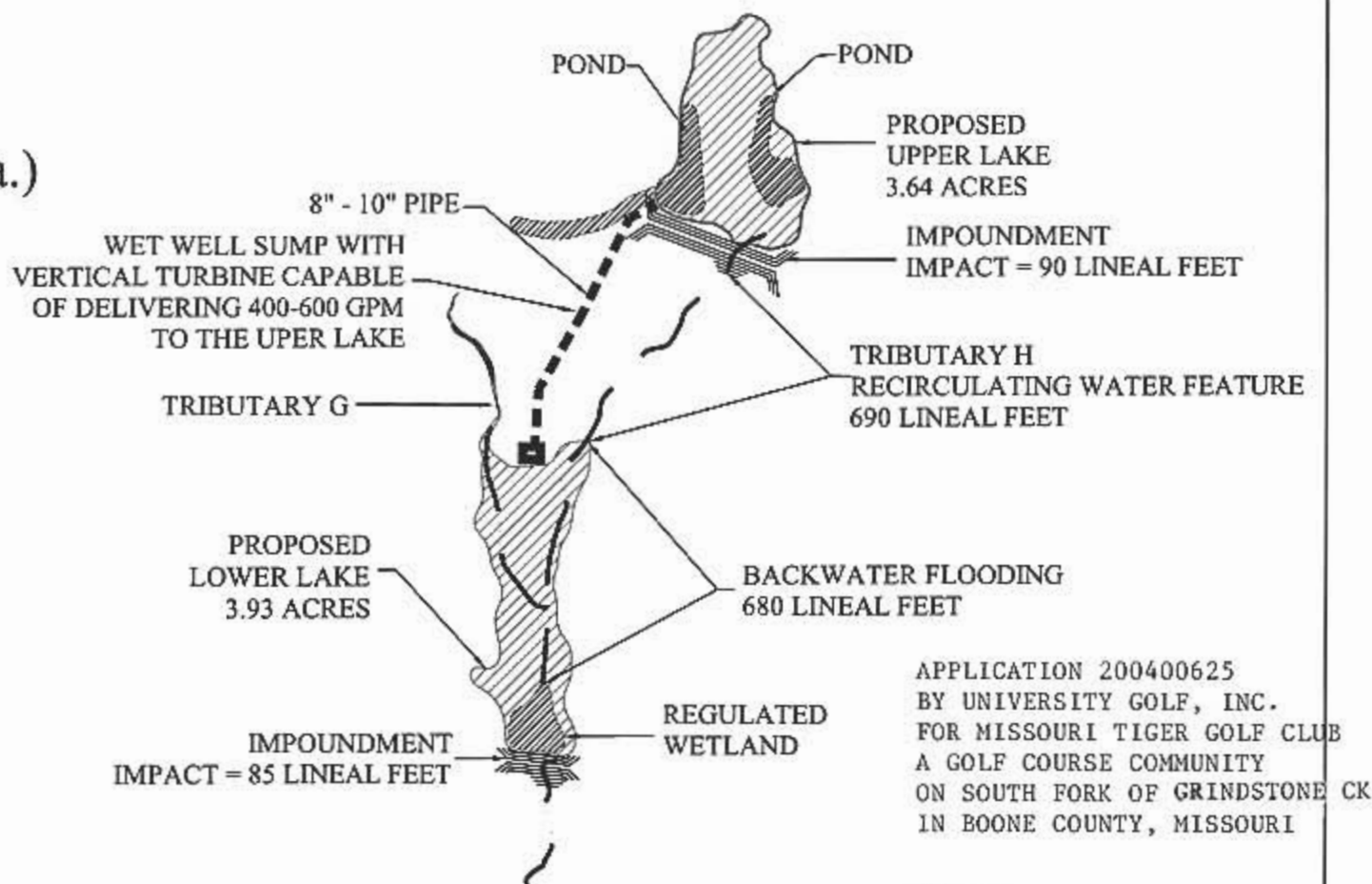


Rockwall Detail (Holes 15 and 16)

SCALE: N.T.S.

SECTION

(a.)



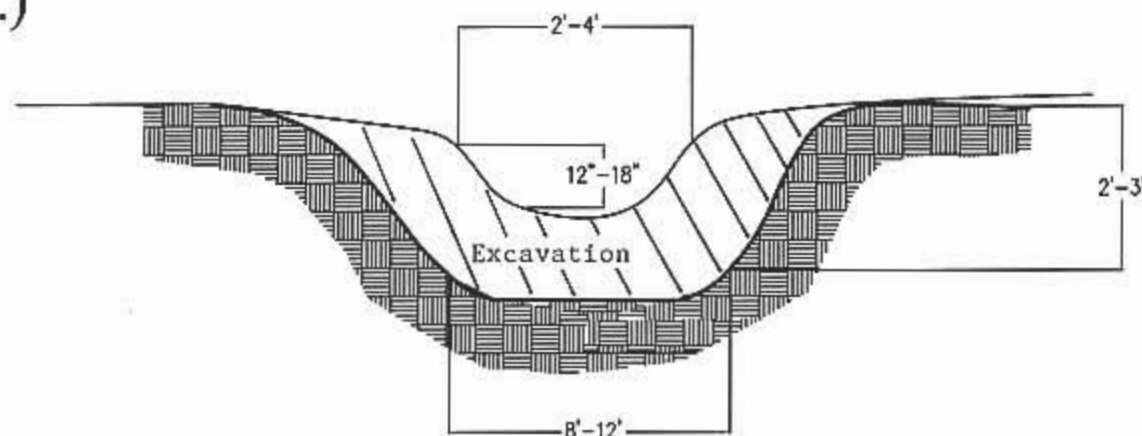
Page 4 of 5

Plan view of Upper and Lower Lakes with Recirculating Water Feature

SCALE: N.T.S.

SECTION

(b.)

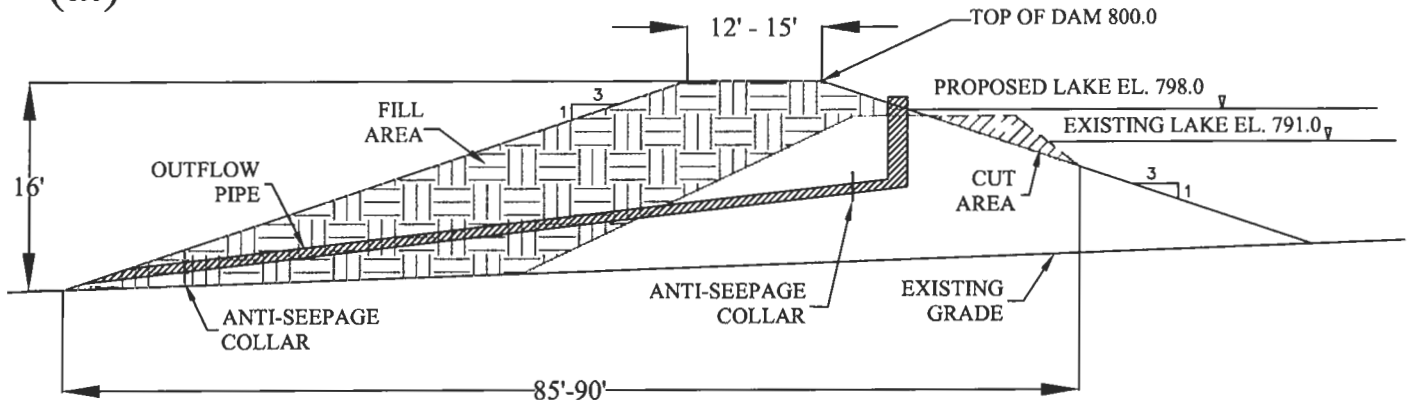


Recirulating Water Feature Within Tributary H

SCALE: N.T.S.

SECTION

(a.)



Proposed Upper Lake Impoundment

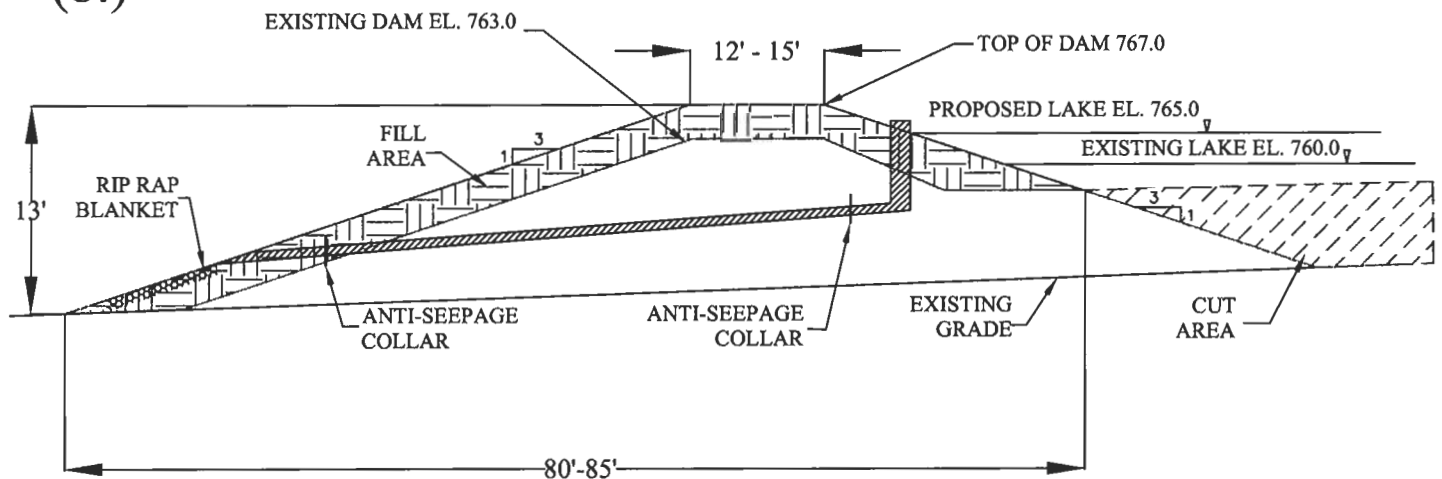
SCALE: N.T.S.

SECTION

APPLICATION NO. 200400625
BY UNIVERSITY GOLF, INC.
FOR MISSOURI TIGER GOLF CLUB
A GOLF COURSE COMMUNITY
ON SOUTH FORK OF GRINDSTONE CK
IN BOONE COUNTY, MISSOURI

Page 5 of 5

(b.)



Proposed Lower Lake Impoundment

SCALE: N.T.S.

SECTION